

August 11, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: SOUTH END URA, R-56

Acquisition: Staging Plan

SUMMARY: In order to promote orderly acquisition of properties needed for redevelopment, it is proposed that acquisitions be staged by six-month periods to 1973. Property owners will be offered the option of requesting an acquisition earlier than scheduled to relieve hardship.

It is recommended that acquisition of properties in the South End Urban Renewal Area be staged.

The advantages of a staged acquisition program include minimizing hardship to individual property owners, reducing the burdens and costs of the Authority's relocation and property management operations and maximizing tax revenue to the City during execution.

The main disadvantage of staging acquisition is that it may impose a hardship on owners scheduled for a late acquisition, but who are able to relocate sooner or immediately need the proceeds resulting from damages they are to receive from the Authority. This disadvantage can be minimized by offering property owners the option of requesting an acquisition earlier than scheduled in order to relieve hardship.

The South End Acquisition Staging Plan is based on a combination of factors, including relocation workloads, property management responsibilities and development schedules respecting construction of private development--particularly new housing--and public improvements.

To implement the acquisition staging and to mitigate hardship to property owners, the following policies are recommended:

1. Authorize the Real Estate Officer or those designated by him subject to the approval of the General Counsel to negotiate with property owners, settle and purchase properties in accordance with the acquisition staging plan adopted by the Authority; provided that the settlement price approved for such property by the Urban Renewal Administration is not exceeded.

2. Authorize negotiations leading to the purchase of property earlier than scheduled when an owner so requests the Authority in writing.

3. In the case of early negotiation under Item 2 above, if the property owner and the Authority cannot reach an agreement as to price within a reasonable period of time, the Authority will exercise the power of eminent domain and make a prompt pro tanto payment.

4. Authorize the Real Estate Officer to send the attached letter to each property owner indicating the approximate date when the property will be acquired and advising of the Authority's acquisition policy and of their right to request that their property be taken immediately if they so desire.

5. Direct the Boston Redevelopment Authority staff and negotiators promptly to follow-up requests for negotiation and to settle all claims on the basis of the general land acquisition policies adopted by the Authority.

6. All properties not acquired by negotiation will be acquired by an eminent domain taking during designated acquisition stages provided every reasonable effort to acquire each property by negotiation has been made by the Authority.

7. Scheduled acquisition may be changed at any time by the Authority where hazardous conditions are found to exist or where the redevelopment needs of the project or the public interest so dictate.

A suggested vote is attached.

VOTED: That the Land Acquisition policies, procedures and staging schedule submitted by the Development Administrator in a memorandum of August 11, 1966, entitled Acquisition: Staging Plan for the South End Urban Renewal Area is hereby approved.

FORM LETTER TO PROPERTY OWNERS

D R A F T

BOSTON REDEVELOPMENT AUTHORITY
73 Tremont Street
Boston, Massachusetts

Date: _____

Dear _____:

To implement the \$175 million redevelopment program for the South End Urban Renewal Area, it will be necessary for the Boston Redevelopment Authority to acquire almost 1,000 properties.

Rather than acquire the properties at one time, the Authority has voted to schedule or "stage" that acquisition at regular intervals between the last quarter of 1966 and 1972.

Under the terms of the acquisition staging plan that the Authority has adopted, the property which you own at _____ is scheduled to be acquired either by negotiation or by eminent domain taking in the six-month period from _____, 196_ to _____, 19__.

During this period, a representative of the Authority will contact you personally to negotiate the purchase of your property. The value of the property and the amount of the settlement will be determined in accordance with the provisions of State and Federal law regulations. If agreement cannot be reached on the value of your property, the Authority will acquire it by exercising the power of eminent domain in order that a "pro tanto" payment may be made to you by the Authority. The "pro tanto" payment will not affect your right to seek additional compensation by petitioning the Superior Court of the Commonwealth for an assessment of damages.

In order to relieve any hardship which you, as a property owner, may stand to suffer as a result of the scheduled acquisition, the Authority is ready to acquire your property by negotiation or by an eminent domain taking prior to the date shown above if you make such a request to the Authority in writing.

It should be understood that the scheduled acquisition program is sufficiently flexible so that, irrespective of the date indicated above, the Authority may vote to acquire at an earlier time any property on which there are situated hazardous buildings, selected properties required to accelerate or to insure the successful redevelopment of the area.

If you feel your property should be acquired for reasons of hardship in advance of the date shown above, or if you have any questions pertaining to the acquisition of your property, please write to me at 73 Tremont Street, Boston, Massachusetts.

Sincerely yours,

Robert E. McGovern
Real Estate Officer

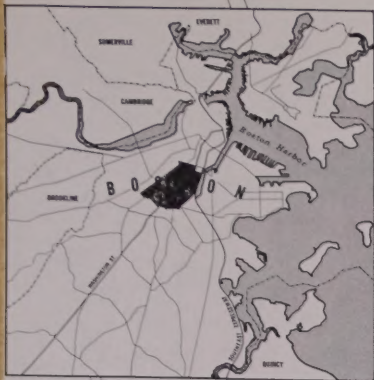
SOUTH END STAGING PLAN












August 11, 1966

STAGE	REUSE PARCEL	ESTIMATED NO. OF PARCELS	ESTIMATED NO. RES. DISP.	ESTIMATED NO. COMM. DISP.	PROPOSED REUSE
Present to June, 1967	12	11	80	2	Pub.hsg,elderly
	RE7	21	100	2	" " "
	RE2	13	40	9	" " "
	PB5	8	40	6	Pub.Library
	21	34	30	2	Housing (d3)
	22	55	15	2	" "
	23	59	70	11	" "
	P12	10	2	-	Park
	49 (Rotch)	1	-	-	Industrial
	48-51	5	-	5	Flower Market
	RE4	8	15	4	Pub.hsg,elderly
	RC6	1	3	-	Commercial
	RE5	1	-	1	Pub.hsg,elderly
	37	12	25	-	Industrial
	41	7	7	-	"
	46	20	-	-	B.U.Med.Center
	RC4,RC5 (Tremont)	21	110	19	Housing (d3)
	34	24	15	8	" "
	P4	-	-	-	Park
	P2	1	-	1	Park
	16	17	40	12	Housing (d3)
	24,RC8	35	70	7	" "
	29	25	30	13	" "
	R2,R3, RC2,RC3,RC1	39	230	22	" "
	TOTAL:	428	822	126	
July-Dec. 1967	32	34	100	4	Cathedral High Expansion
	R11	3	-	3	Housing, (d3)
	R13	8	-	-	" "
	PB4	30	50	9	School
	R1-R8	4	3	3	Housing, (d3)
	17a,b	7	12	1	" "
	TOTAL:	86	165	20	

STAGE	REUSE PARCEL	ESTIMATED NO. OF PARCELS	ESTIMATED NO. RES.DISP.	ESTIMATED NO. COMM. DISP.	PROPOSED REUSE
Jan.-June 1967	49	7	130	2	Industrial
	31	41	140	7	Comm., Inc.
	7	15	40	10	Franklin Inst.
	R9	5	-	-	Housing (d3)
	TOTAL:	68	310	19	
July-Dec. 1968	53	7	3	1	Industrial
	35-36	22	20	1	"
	10-11	9	167	16	Housing
	P17	29	60	22	Playground
	PB12	30	50	4	School
	RE6	6	30	1	Pub.hsg, elderly
	TOTAL:	103	330	45	
Jan.-June 1969	14-15	11	20	2	Housing
	R7	1	--	--	Housing
	RC9	15	30	4	"
	R10	8	30	-	"
	30	9	10	4	Commercial
	P21	29	50	8	Playground
	PB9	25	48	1	Institutional
	46b	1	-	3	B.U.Med.Center
	X39	6	75	-	Industrial
	TOTAL:	105	263	22	
July-Dec. 1969	PB4	22	200	5	School
	55)	-	-)	-	Industrial
	56)	6	-)	3	"
	47)	-	-)	-	"
	TOTAL:	28	200	8	
Jan.-June 1970	19a	31)	-	3	Housing
	19b	19)	225	7	"
	PB8	8)	-	1	Community Fac.
	TOTAL:	58	225	11	
July 1970- June 1971	P7	24)	-	3	Mall
	PB6	9)	-	1	Institutional
	R6	1)	250	4	Housing
	PB7	29)	-	3	"
	P18	-	-	-	Park
	PB11	3)	-	5	"
	PB10	44)	170	11	Ind, Comm, Hsg.
	P16	24	-	7	School
	19c	-	-	10	Mall
	P19	-	-	1	Park
	TOTAL:	134	420	55	

STAGE	REUSE PARCEL	ESTIMATED NO. OF PARCELS	ESTIMATED NO. RES. DISP.	ESTIMATED NO. COMM. DISP.	PROPOSED REUSE
July-Dec. 1971	RC7	3	-	3	Housing
	54	19	-	9	"
	PB2	5	10	1	Park
	46a	5	50	1	Institutional
	RI2-33	21	40	6	Housing
	TOTAL:	53	100	20	
Jan. 1972- ne 1973	PB3	28	-	5	School
	25	13	-	2	Housing
	50)	10	44	4	"
	PB6)				Industrial
	P10	2	-	-	Park
	8	3	77	3	Institutional
	By-Pass	40	100	-	
	PB6a)	14	147	8	Institutional
	PB6b)				"
	PB15)	11	-	-	Institutional
	45)				Commercial
	44	3	30	9	Commercial
	20	1	30	-	"
	9	1	10	1	Institutional
	PB1	-	-	9	Playground
	38	17	-	-	Commercial
	TOTAL:	143	438	41	
Indeterminate: X52,X43,X42,X40, X28,X27,X26,X13			Part or all of these parcels fall into present Inner Belt line.		
RR1-32			Small parcels vacant land - acquisition at earliest possible time.		
RD1-68			Tax-title buildings or part of present flower market complex.		



-  June 1967
-  July-Dec. 1967
-  Jan.-June 1968
-  July-Dec. 1968
-  Jan.-June 1969
-  July-Dec. 1969
-  Jan.-June 1970
-  July 1970-June 1971
-  July-Dec. 1971
-  Jan. 1972-June 1973
-  Undetermined





REUSE PARCELS

DRAWN BY JK	REVISIONS AUG 65
CHECKED BY JK	CODE NO.
SCALE	FILE NO.
DATE MAY 65	SHEET 3 OF 12

**South End
Urban Renewal
Area R-56**

BOSTON REDEVELOPMENT AUTHORITY

Amendment No. 1 to Land Acquisition Staging Plan

Voted at Meeting of 10/13/66

Copies of a memo dated October 13, 1966 were distributed re South End Urban Renewal Area, Mass. R-56, Acquisition, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Land Acquisition Staging Plan for the South End be amended in order that the acquisition of the properties on Dover Street between Tremont Street and Washington Street, and the properties on Tremont Street between Berkeley Street and Appleton Street be re-staged to occur in the first acquisition stage, or the period September, 1966 to June, 1967.